

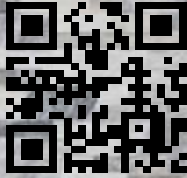
BEACH REAL ESTATE GUIDE

Sunset Beach ■ Ocean Isle Beach ■ Calabash ■ Carolina Shores

TOP COMMUNITY INFORMATION • FEATURED REAL ESTATE
UPCOMING EVENTS • ACTIVITIES • MARKET INFO

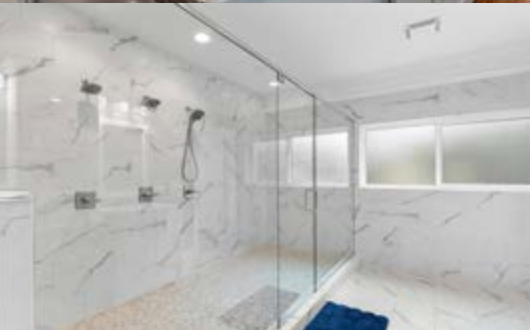
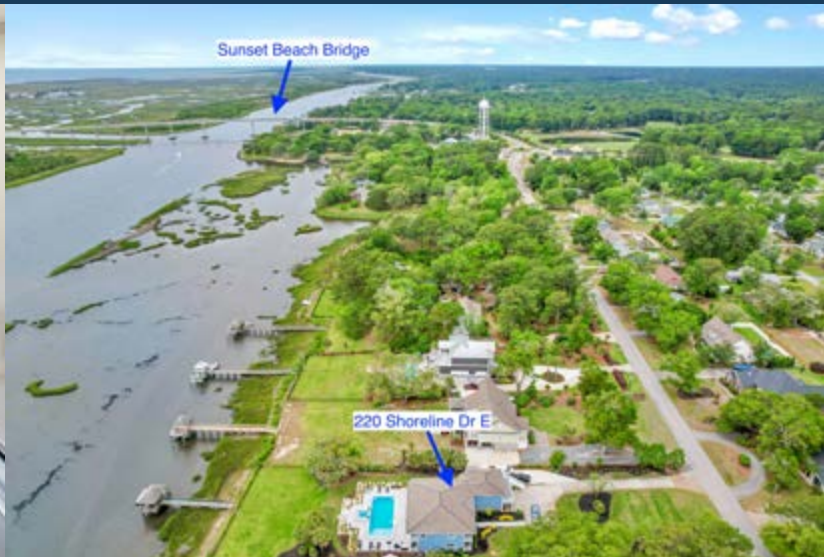


New Listing



Seaside Splendor

220 SHORELINE DRIVE E ❁ SUNSET BEACH ❁ WWW.220SHORELINE.COM



SILVER COAST PROPERTIES TEAM



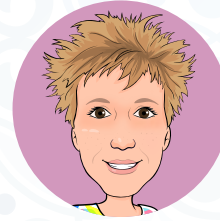
Bill Anderson



Joy Anderson



Darren Bouley



Colleen Teifer



Makayla Fenske

Silver Coast Properties is a full-service real estate brokerage providing sales and marketing support to southeastern North Carolina residents, as well as comprehensive buyer support including property evaluation, negotiations, and acquisition. Our commitment to clients has resulted in a sterling reputation with thousands of satisfied real estate buyers and sellers.

SELLER SERVICES

Silver Coast Properties is more than a real estate company, we are your technology and marketing partner. We provide our real estate listing clients with access to the latest in cutting-edge technology to make their property stand out from the competition.

More than 98% of would-be buyers begin by investigating communities and real estate online. We capitalize on this trend for our clients by employing the latest 3-D virtual tour technology, professional photography, aerial photography and custom website development for each home.

Many large national brokerages flout their size as the reason you should list your property with them. The reality is the Internet has given the advantage to small dynamic companies. In fact, the data indicates that less than 10% of the time, properties are sold by the same listing company.

Our boutique-style brokerage provides the individualized service that our clients expect from a business partner. Silver Coast Properties possesses the knowledge and market acumen to communicate the benefits of your home to would-be buyers.

Many firms will enter your home in the MLS and wait for a buyer. We are actively engaged in the process of marketing your home online and through a network of marketing channels. Boasting more than 20 top ranking websites, we are uniquely poised to market and sell your property.

Call us at (800) 975-6024 for a confidential, no-pressure discussion about our services and market conditions.

BUYER SERVICES

Our area offers a diverse collection of real estate options appealing to individuals and families interested in a full-time residence, second home or beach getaway. The real estate products support a variety of needs and budgets. We are here to help you understand the myriad of options and advise you which is the best choice based on your needs.

New Home Construction

Sunset Beach is a desirable seaside location and continues to offer new home construction on both privately owned and developer owned lots. We are here to support you throughout the new home construction process. Building a home can be a very rewarding experience, allowing the homeowner the ability to tailor the home to their tastes and lifestyle. Our team is here to offer as much or as little assistance as you need based on your knowledge, experience comfort level with building a home. The Silver Coast Properties team provides the same assistance as if the owner were purchasing a pre-owned home. And, like a pre-owned home, our agency is compensated by the seller/

builder to help both parties achieve their desired goals.

Custom Home Building Lots

Silver Coast Properties provides essential services to help our clients identify, evaluate, and purchase a building lot. Our experienced team will help you identify the best fit for your needs and budget, as well as avoid those areas that are more susceptible to flooding, have disadvantaged locations or may require higher lot preparation and construction costs.

We support our clients with reputable builder recommendations and hold your hand through the building process. With more than a decade of experience helping with new construction our team is here to be a pivotal ally in turning your custom dream home into a reality.

Our professional support includes, but is not limited to:

- Identifying the perfect lot
- Sourcing a qualified home designer/architect

- Evaluating and selecting a local builder
- Providing recommendations for home features based on our years of experience
- Coordinating a transition rental while you build—depending on your needs

Pre-owned Homes, Townhouses and Condominiums

Pre-owned homes are a convenient option for our clients that don't have the time to build or don't wish to go through the building process. The availability of pre-owned homes varies through the year with the spring and fall historically being the more active real estate markets. However, the expectation of a busy season has changed in the last few years because of a steady stream of new residents investigating and falling in love with our desirable seaside location.

Call us at (800) 975-6024 for a confidential, no-pressure discussion about our services and market conditions.

TOP LOCAL COMMUNITIES

SUNSET RIDGE

Ocean Isle Beach, North Carolina



COMMUNITY AMENITIES

- Walking trail
- Sidewalks
- Outdoor pool
- Fitness center
- Owners' clubhouse
- Owners' lounge
- Clubs & organizations
- Activity room

COMMUNITY PROFILE

Total Build-Out: 400	Local Beach: Sunset Beach
Completed Homes: 400	Time to Beach: 5 Minutes
Total Acreage: 300	Real Estate Offered: Homes, Townhouse
Website: www.sunsetridgenchomes.com	Starting Home Prices: High \$300s
2024 Annual HOA Fee: \$2,040	Starting Lot Prices: N/A
County Taxes (per \$100k): \$345	Golf Carts Permitted: Yes (public roads)
City Taxes (per \$100k): N/A	Starting Price Townhouse: High \$200s
Local Hospital: Novant/Brunswick Hospital	Hospital Distance: 12 Miles
Gated Neighborhood: No	HOA Includes Landscaping: Yes

SANDPIPER BAY

Sunset Beach, North Carolina



COMMUNITY AMENITIES

Single Family Homeowner Amenities:

- Private residents center
- 2 tennis/pickleball courts
- Outdoor pool
- Residents' lounge
- Clubs & organizations
- Outdoor spa
- Fitness room

Condominium Owner Amenities:

- 2 outdoor pools
- Bocce courts
- Tennis court
- Screened Lanai
- Picnic area

All Residents & Public:

27-holes of golf
Golf clubhouse with dining

COMMUNITY PROFILE

Total Build-Out: 300 Homes 150 Condos	Local Beach: Sunset Beach
Completed Homes: 100% Complete	Time to Beach: 10 Minutes
Total Acreage: 250	Real Estate Offered: Homes, Condominiums
Website: www.SandPiperBayRealEstate.com	Starting Home Prices: High \$300s
2024 Annual HOA Fee: \$900 (Homes)	Starting Lot Prices: N/A
County Taxes (per \$100k): \$345	Starting Price Condo: Low \$200s
City Taxes (per \$100k): \$160	Water/Sewer: Public/Public
Local Hospital: McLeod Seacoast Hospital	Hospital Distance: 15 minutes
Gated Neighborhood: No	HOA Includes Landscaping: No

TOP LOCAL COMMUNITIES

OCEAN RIDGE PLANTATION

Ocean Isle Beach, North Carolina



COMMUNITY AMENITIES

- 72 holes of golf
- Oceanfront beach club
- New Community Center Planned
- Indoor pool
- Fitness center
- Outdoor pool with lap lanes
- Owners' clubhouse
- 65 Clubs & organizations
- Walking & biking trails
- Poolside grilling pavilion
- Nature park & pavilion
- Owners' lounge
- Horseshoe pits
- Bocce ball court
- Tennis/pickle ball courts
- RV/Boat storage
- Activity rooms
- Fishing lake
- Steam room & dry Sauna
- Outdoor whirlpool

COMMUNITY PROFILE

Total Home Build-Out: 2,800	Local Beach: Sunset Beach
Completed Homes: 1,000-1,050	Time to Beach: 5 Minutes
Approx. Total Acreage: 2,800	Real Estate Offered: Homes, Lots
Website: www.OceanRidgePlantationHomes.com	Starting Home Prices: Mid \$500s
2024 Annual HOA Fee: \$2,465	Starting Lot Prices: \$20s
County Taxes (per \$100k): \$345	Utilities: Public
City Taxes (per \$100k): N/A	Pools Allowed: Yes
Local Hospital: Novant/Brunswick Hospital	Hospital Distance: 12 Miles
Set Builder List: No	Required Time to Build: No
Golf Cart Friendly: No	HOA Includes Lawn Care: No

SEA TRAIL PLANTATION

Sunset Beach, North Carolina



COMMUNITY AMENITIES

- 54 Holes of golf
- On-site dining
- Private beach parking
- Tennis/Pickleball courts
- Outdoor pools
- Indoor pool
- Fitness center
- Owners' clubhouse
- Owners' lounge
- Clubs & organizations
- Activity room
- Bocce ball courts
- Exercise studio
- Indoor jacuzzi
- Dry sauna
- Community library

COMMUNITY PROFILE

Total Build-Out: 2,200	Local Beach: Sunset Beach
Completed Homes: 1,800	Time to Beach: 5 Minutes
Total Acreage: 2,000	Real Estate Offered: Homes, Townhouses, Building Lots, Condominiums
Website: www.seatrailhomes.com	Starting Home Prices: Mid \$300s
2024 Annual HOA Fee: \$1050	Starting Lot Prices: \$50s
County Taxes (per \$100k): \$345	Starting Price Condo: High \$200s
City Taxes (per \$100k): \$160	Starting Price Townhouse: Mid \$300s
Local Hospital: Novant/Brunswick Hospital	Hospital Distance: 12 Miles
Gated Neighborhood: No	Golf Carts Permitted on Roads: Yes

TOP LOCAL COMMUNITIES

CAMERON WOODS

Ocean Isle Beach, North Carolina



COMMUNITY AMENITIES

- Community Outdoor Pool
- Community Clubhouse
- Spacious Screened Lanai
- Two Pickleball Courts
- Fitness Room
- Lounge Area with Seating and Fireplace
- Clubhouse Kitchen
- Gated Entrance
- Trail (planned)
- 3 Miles to Area Beaches
- Golf Cart Friendly
- Dog Park (planned)

COMMUNITY PROFILE

Total Build-Out: 140	Local Beach: Ocean Isle Beach
Completed Homes: 115	Time to Beach: 3-4 Miles
Estimate Acreage: 90	Real Estate Offered: New Construction, Townhouses, PreOwned Homes
Website: www.cameronwoodsnc.com	Starting Home Prices: Mid \$300s
2024 Annual HOA Fee: \$1,440	Golf Cart Friendly: Yes
County Taxes (per \$100k): \$345	Water Source: Municipal
City Taxes (per \$100k): N/A	Sewer Source: Municipal
Local Hospital: Novant/Brunswick Hospital	HOA Includes Lawn Care: No
Hospital Distance: 12 Miles	Gated Neighborhood: Yes

DEVAUN PARK

Calabash, North Carolina



COMMUNITY AMENITIES

- Community Clubhouse
- Billiards Table & Game Tables
- Outdoor Pool
- Fitness Room
- Clubs & Organizations
- Owners' Lounge
- Walking & Biking Trails
- Community Park
- Activity Lawn
- Convenient to Area Beach
- Convenient to Restaurants & Shopping

COMMUNITY PROFILE

Total Build-Out: 415	Local Beach: Sunset Beach
Completed Homes: 315	Time to Beach: 5 Minutes
Total Acreage: 300	Real Estate Offered: Homes and Building Lots
Website: www.devaunparkrealestate.com	Starting Home Prices: Low \$400s
2024 Annual HOA Fee: \$1,200	Starting Lot Prices: \$30s
County Taxes (per \$100k): \$345	Time to Build: None
City Taxes (per \$100k): N/A	Hospital Distance: 7 Miles
Local Hospital: McLeod Hospital	Septic/Sewer: Sewer
Gated Neighborhood: No	Water Source: Public



MARKET WATCH

APRIL 2024 SALES DATA

VERSUS

APRIL 2023 SALES DATA

	# of Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	14	\$188	\$398,000	52
Condo	0	\$0	\$0	0
Townhouse	4	\$178	\$283,000	137
Lot	3	\$85,205	\$55,333	47
Sunset Beach				
Homes	13	\$265	\$545,000	43
Condo	7	\$239	\$266,000	19
Townhouse	6	\$230	\$438,000	62
Lot	2	\$323,000	\$116,000	30
Ocean Isle Beach				
Homes	25	\$363	\$772,000	61
Condo	4	\$383	\$728,750	38
Townhouse	8	\$201	\$337,500	25
Lot	17	\$637,143	\$108,000	170
Calabash				
Homes	50	\$187	\$387,000	65
Condo	10	\$226	\$247,000	60
Townhouse	4	\$170	\$298,000	35
Lot	30	\$139,327	\$48,500	243

	# Sold	Price Sq/Ft, Acre	Avg Price	Avg. DOM
Carolina Shores				
Homes	13	\$196	\$352,000	36
Condo	1	\$153	\$278,000	18
Townhouse	0	\$0	\$0	0
Lots	2	\$52,800	\$64,000	4
Sunset Beach				
Homes	10	\$258	\$492,000	27
Condo	9	\$271	\$282,500	49
Townhouse	9	\$189	\$394,500	32
Lots	5	\$115,500	\$37,400	111
Ocean Isle Beach				
Homes	24	\$308	\$792,000	57
Condo	2	\$372	\$527,500	17
Townhouse	2	\$245	\$386,500	20
Lots	16	\$981,000	\$232,000	187
Calabash				
Homes	19	\$203	\$398,000	66
Condo	9	\$198	\$209,500	26
Townhouse	6	\$166	\$291,000	101
Lots	11	\$133,500	\$64,000	189

WEEKLY FARMERS MARKETS

OCEAN ISLE BEACH

SUMMER MARKET

TUESDAYS
9:00 AM - 1:00 PM
5 WEST 3RD STREET
OCEAN ISLE BEACH NC

SUNSET BEACH

SUMMER MARKET

THURSDAYS
9:00 AM - 1:00 PM
206 SUNSET BLVD N. SUNSET
BEACH, NC

SHALLOTTE

MARKET ON MULBERRY

SATURDAYS
9:00 AM - 12:30 PM
123 MULBERRY STREET SHAL-
LOTTE, NC

BRUNSWICK COUNTY'S RAPID GROWTH

In late March the U.S (United States) Census Bureau released 2023 county population estimates. These annual estimates tell us how county populations in North Carolina have changed over the course of a year: in this case, between July 1, 2022 and July 1, 2023.

The fastest growing county was Brunswick County (4.6%) followed by Pender (4.3%), Franklin (3.5%), Johnston (3.0%), and Union (2.9%) counties. This growth can have significant implications for the real estate market and the local economy as a whole.

For real estate investors and professionals, understanding the dynamics of Brunswick County's growth is crucial for identifying investment opportunities and meeting the needs of the expanding population.

—By Lisa Carlson on 3.18.24 in Migration, NC in Focus, University of North Carolina at Chapel Hill

FEATURED REAL ESTATE

HOME | 601 DARTMOOR WAY SW | OCEAN RIDGE PLANTATION

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@SILVERCOASTNC.COM



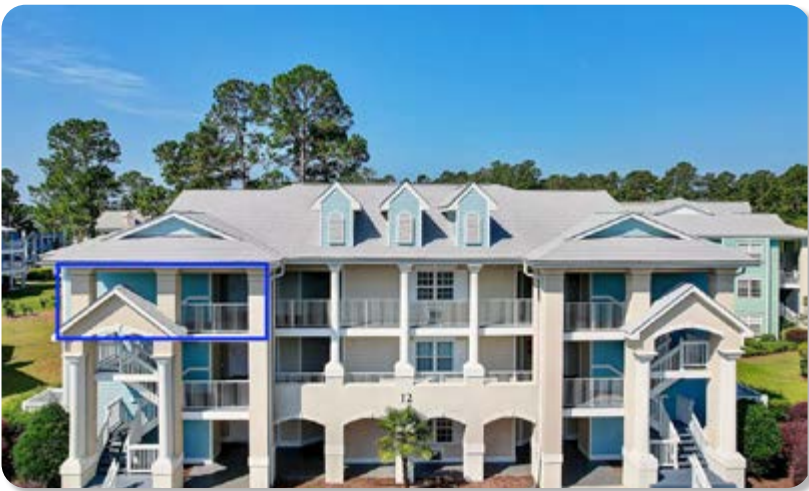
Price: \$662,500
Bedrooms: 3
Baths: 2.5
Approx Sq.Ft: 2,900
Lot Size: .28
Setting: Golf Course

Discover the epitome of elegance in Ocean Ridge Plantation with this stunning residence, offering a peaceful golf course backdrop and sophisticated interior spaces. This beautifully detailed home is ready for its new owner. This all-brick home offers panoramic views of the award-winning Panther's run golf course in the prestigious Ocean Ridge Plantation. The home features 3 bedrooms, 3 baths, and a bonus room over the garage, which offers ample room to spread out and for visiting guests. Upon entry, the high vaulted ceilings and abundant windows in the living room introduce a grand scale of comfort. Natural light pours in, enhancing the spaciousness and highlighting the comfortable setting. The spacious master suite is a private haven.

Learn More at www.OceanRidgePlantationHomes.com

CONDO | 330 S MIDDLETON DRIVE NW UNIT 1207 | BRUNSWICK PLANTATION

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: CAROLINACOLLEEN@GMAIL.COM



Price: \$215,000
Heated Sq Ft: 1,076
Beds: 2 | Baths: 2

This third floor condo in the Commons I section of Brunswick Plantation is ready to go for the next occupant. These conscientious owners have done several updates including a new refrigerator, stove, microwave, paint, lights and fans in 2022. The inner workings of the air handler were replaced in 2023 and the condenser is approximately 3 years old. This is a perfect option for either an investment property or vacation property, as it is truly lock and go. The HOA dues include master insurance, exterior maintenance, landscaping, monthly pest control, water, sewer, cable, trash pick-up and internet. The unit contains a main villa and a mini-suite, which could be rented separately if desired. Each unit has its own entrance.

Learn more at www.CalabashHomes.com

HOME | 13 CHANNEL DRIVE | OCEAN ISLE BEACH

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@SILVERCOASTNC.COM



Price: \$869,000
4 Beds | 2 Baths
Year Built: 1998
Setting: Pond Frontage
Approx. Sq Ft: 1,553

Get ready for endless summers with this beautiful beach home in desirable Ocean Isle Beach. This well-appointed and meticulously maintained home offers convenient access to the beach with panoramic pond views at the rear. The home comes partially furnished and nearly ready to host its new owners and guests. With four bedrooms, two full baths, and over 1,500 heated square feet, this home offers ample room for owners, guests, and renters to spread out. The open kitchen is appointed with stainless steel appliances, quartz countertops, and casual counter seating. The LVP floor throughout offer durability and style to the homes interior. The outdoor space is equally appealing, offering a grand 2nd-floor deck and a welcoming bottom-floor retreat, complete with a daybed swing for post-beach cat naps.

Learn more at www.SilverCoastNC.com

HOME | 220 SHORELINE DRIVE E | SUNSET BEACH

NEW LISTING

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: CAROLINACOLLEEN@GMAIL.COM



Price: \$1,999,900
Approx. Sq/ft: 4,361
Bedrooms: 5
Baths: 5.5
Year Built: 1990
Setting: ICW Front
Special: Pool, Golf Green, Pier, Dock, Hot Tub

Between leisurely swims, you can practice your golf game on the adjacent putting green. If that's not enough, the pier, pergola and dock offer the opportunity to cast a line in the water or go for a boat ride along the scenic waterway. The panoramic views of the island of Sunset Beach and Intracoastal Waterway will have you feeling like you are in Paradise. This is one of the prettiest neighborhoods in the area, and the location is extremely convenient. Less than a mile down the road is the Sunset Beach Town Park with boat ramp and trailer parking. There are ten golf courses within a ten-minute drive, and plenty of options for groceries, stores, healthcare, and dining nearby. And, of course, the pristine sands of Sunset Beach are about a five-minute drive over the bridge.

Learn more at www.220Shoreline.com

HOME | 600 MAGNOLIA DRIVE | SEASIDE STATION

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@SILVERCOASTNC.COM



Price: \$220,000
Heated Sq Ft: 1,056
Beds: 3
Baths: 2
Lot Size: .36 Acre
Setting: Pond Front

Like new 2020, 3 bedroom, 2 bath manufactured home located in Sunset Beach. You will love the convenient location to the beach. A short walk or golf cart ride will put your feet in the pristine sands of Sunset Beach. And, with a .36 acre lot backing to a pond, you'll love the setting and the privacy. This is a great opportunity for a beach getaway, rental property or forever home.

Learn more at www.SilverCoastNC.com

HOME | 1193 CLARIDAY ROAD SW | CALABASH

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@SILVERCOASTNC.COM



Price: \$189,999
Approx. Sq/ft: 1,064
Bedrooms: 3
Baths: 2
Year Built: 2019

Amazing opportunity for a 2019 single wide manufactured home just minutes to the beach and the popular Calabash riverfront. This home offers 3-bedrooms, 2 full baths, has a beautiful yard and is great shape. Don't miss this opportunity for a great home at a great price. This manufactured home has permanently affixed and has a brick foundation. The home to the right is also available by the same owner. Listing is owned by a NC licensed real estate agent.

Learn more at www.SilverCoastNC.com

HOME | 6584 WILLOWBANK PLACE SW | OCEAN RIDGE PLANTATION

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@SILVERCOASTNC.COM



Price: \$665,000
4 Beds | 2.5 Baths
Year Built: 2003
Approx. Sq Ft: 2,752

This well maintained brick home exudes elegance and comfort with its classic architectural design and lush landscaping. Upon entering, you are greeted by the warmth of welcoming hardwood floors that flow seamlessly throughout the main living areas. The spacious living room is an entertainer's delight, featuring a cozy fireplace, built-in shelving, and abundant natural light that accentuates the room's high ceilings and fine finishes. The heart of the home, the kitchen, is a culinary haven with its sleek countertops, ample cabinetry, counter seating and double oven. It opens up to a casual dining area, making it perfect for morning breakfasts or evening gatherings. Retire to the serene master bedroom where tranquility meets style. For more information please visit our website or contact listing agent.

Learn more at www.OceanRidgePlantationHomes.com

HOME | 2105 CASTLEBRIDGE COURT NW | SPRING MILL PLANTATION

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: CAROLINACOLLEEN@GMAIL.COM



Price: \$359,967
Heated Sq Ft: 1,698
Bedrooms: 3
Baths: 2

This cute home in the active community of Spring Mill Plantation is a must see! You will be wowed by the open and airy floor plan. The large kitchen has plenty of counter space, room for an eat-in table, and stools at the bar area. Adjacent to that, the dining area is open to the living room, which is in turn open to the sunroom. This seller has made some nice updates and improvements so you won't have to! Freshly painted with the addition of a sunroom, large patio, and gutters, this home is ready to go for a new set of owners. The primary bedrooms is a very comfortable size, and separate from the two guest bedrooms. The back yard is quite private, buffered by a wooded area. You can entertain until your heart's delight on this huge added patio too! Spring Mill Plantation is a very friendly and active community located in the town of Calabash.

Learn more at www.SpringMillRealEstate.com

HOME | 547 LEATHERWOOD DRIVE NW | CAROLINA SHORE NORTH

CONTACT: MAKAYLA FENSKE • CELL: 908.783.9070 • EMAIL: MAKAYLA.FENSKE@GMAIL.COM



Price: \$420,000
Approx. Sq/ft: 1,615
Bedrooms: 4
Baths: 2
Year Built: 2022

Welcome to this charming 2022-built home nestled on a spacious .47-acre lot, offering a serene retreat with modern comforts. Boasting a generous 1,615 square feet of living space, this inviting residence features four bedrooms and two bathrooms, providing ample room for relaxation. This home is very close to everyday needs from grocery stores, restaurants and shopping in Calabash or North Myrtle. Step through the front door and into a thoughtfully designed interior. A water filtration system at point of entry was installed. (2023) Retreat to the tranquil master suite, complete with an en-suite bathroom. Three additional bedrooms offer versatility, whether used as sleeping quarters, home offices, or hobby spaces, ensuring that everyone in the household has their own personal retreat. Sliding glass doors lead from the dining area to a like new back patio with a firepit.

There is a sunsetter motorized awning over the patio to keep you cool.

Learn more at www.CalabashHomes.com

HOME | 931 GREEN POINTE DRIVE | SEA TRAIL PLANTATION

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: CAROLINACOLLEEN@GMAIL.COM



Price: \$575,000
3 Beds | 3 Baths
Year Built: 2006
Approx. Sq Ft: 2,672

Welcome to the Oyster Pointe section of Sea Trail! If you have been waiting for a gracious and comfortably sized home in a beautiful neighborhood, then you are in luck. This custom home built by Homes of Distinction, is rock solid. Its tumbled Charleston style brick exterior is not only aesthetically appealing, but desirable from a maintenance standpoint as well. The cul-de-sac lot provides privacy and space between neighbors. This is a very peaceful neighborhood with an extremely convenient location. The floor plan is efficient and pleasing with three bedrooms and two full bathrooms downstairs, a spacious living room, both a formal dining area and breakfast nook, and a fantastically sized sunroom all on the first floor.

Learn more at www.SeaTrailHomes.com

HOME | 606 MAGNOLIA DRIVE | SUNSET BEACH

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@SILVERCOASTNC.COM



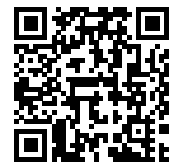
Price: \$225,000
Approx. Sq/ft: 923
Bedrooms: 3
Baths: 2
Year Built: 1986

Beautifully remodeled manufactured home located in Sunset Beach and a short distance to the pristine sands of Sunset Beach. This home has been remodeled from top to bottom, including newer: HVAC (2022), roof (2023), water heater (2022), LVP floors throughout, kitchen cabinets and granite countertops, bathrooms and more. Open and bright this is the perfect getaway or forever home. Offering 3 bedrooms and 2 baths, and a desirable split floor plan. Newly encapsulated crawl-space with dehumidifier installation completed on 2/8/2024. The exterior is durable composite siding and owner recently added spray foam insulation to exterior walls for added cost savings. The community of Seaside Station does not have an HOA.

Learn more at www.SilverCoastNC.com

HOME | 6996 ASCENSION DRIVE SW | SUNSET RIDGE

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@SILVERCOASTNC.COM



Price: \$475,000
3 Beds | 2 Baths
Year Built: 2017
Approx. Sq Ft: 2,111

Situated in the popular neighborhood of Sunset Ridge, just minutes from the white sandy beaches of Sunset Beach. Also close to Ocean Isle Beach and everything this island offers! Conveniently located close to grocery stores, and restaurants! This three bedroom, 2 bathroom home boasts a large, brightly lit sunroom, oversized gourmet kitchen with ample space, beautiful wood cabinetry, wood floors, and moulding throughout! Enjoy the screened porch in the peaceful backyard (lawn maintained by the HOA!), and nice custom touches throughout, such as built-in bookshelves in the living room, and entry doorway and master bedroom doorways widened to 36".

Learn more at www.SunsetRidgencHomes.com

HOME | 1282 LANDOVER DRIVE | THE RETREAT AT OIB

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: CAROLINACOLLEEN@GMAIL.COM



Price: \$624,000
3 Beds | 3 Baths
Year Built: 2022
Approx. Sq Ft: 2,249

Welcome to The Retreat in Ocean Isle Beach, located roughly five minutes from the beach. In fact, you can even take a golf cart there. This spacious, open and airy home will take your breath away. Natural light floods into the home, showcasing the beautiful pond view that can be seen from the entire living area and master bedroom. The kitchen is a dream, with its grand island, gourmet appliances and plenty of space for gathering. The living room is an extremely comfortable size, complete with linear fireplace with tile surround and built-in cabinetry. A powder room graces the foyer so guests will not need to utilize someone else's bathroom. The master bedroom is quite generous in size and also reaps the benefit of the lovely pond view.

Learn more at www.Retreatoib.com

HOME | 1117 ENDEAVOUR WAY SW | SUNSET RIDGE

CONTACT: COLLEEN TEIFER • CELL: 609.868.2393 • EMAIL: CAROLINACOLLEEN@GMAIL.COM



Price: \$439,000
3 Beds | 2 Baths
Year Built: 2012
Approx. Sq Ft: 1,953

Welcome to 1117 Endeavour Way in the active, social community of Sunset Ridge in Ocean Isle Beach! This home has been well cared for by a conscientious set of owners! With three bedrooms and two bathrooms on the first floor, and a bonus room upstairs, this floor plan is ideal. Imagine yourself sipping your morning coffee on your screened porch overlooking your backyard. The open floor plan is conducive both to daily living and entertaining. Engineered hardwood adorns the living area of the home, with carpet in the bedrooms and bonus room. This is truly easy living as the lawn care is included in your HOA dues.

Learn more at www.SunsetRidgeHomes.com

LAND FOR SALE

LAND • OCEAN RIDGE PLANTATION

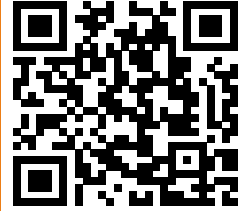
6952 Rosebury Ct, Ocean Isle Beach



Price: \$24,999
Acres: .48
MLS ID: 100387276
Status: PENDING
Contact: Bill Anderson
Cell: (910) 880-9475
livecoastalnc@gmail.com



Use Your Smart Phone
Camera to Learn More
about Ocean Ridge
Property



LAND • OCEAN RIDGE PLANTATION

525 Stratton Place SW 34, Ocean Isle Beach



Price: \$44,900
Acres: 0.37
MLS ID: 100254470
Status: Active
Contact: Colleen Teifer
Cell: (609) 868-2393
carolinacolleen@gmail.com

LAND • OCEAN RIDGE PLANTATION

742 Highgate Place SW, Ocean Isle Beach



Price: \$35,000
Acres: .23
Setting: Water View
MLS ID: 100407449
Status: PENDING
Contact: Darren Bouley
Cell: (910) 431-7692
darren@silvercoastnc.com

LAND • OCEAN RIDGE PLANTATION

6815 Parnell Place SW, Ocean Isle Beach



Price: \$34,900
Acres: .46
MLS ID: 100415245
Status: Active
Contact: Darren Bouley
Cell: (910) 431-7692
darren@silvercoastnc.com

LAND • OCEAN RIDGE PLANTATION

605 Wicklow Square SW, Ocean Isle Beach



Price: \$57,900
Acres: .38
MLS ID: 100423148
Status: Active
Contact: Darren Bouley
Cell: (910) 431-7692
darren@silvercoastnc.com

LAND • OCEAN RIDGE PLANTATION

6820 Parnell Place SW, Ocean Isle Beach



Price: \$43,500
Acres: .41
MLS ID: 100415254
Status: Active
Contact: Darren Bouley
Cell: (910) 431-7692
darren@silvercoastnc.com

LAND • COBBLESTONE VILLAGE

141 McAuley Court, Sunset Beach



Price: \$45,000
Acres: 0.16
MLS ID: 100440249
Status: Active
Contact: Colleen Teifer
Cell: (609) 868-2393
carolinacolleen@gmail.com

EVENTS & ACTIVITIES

Join the fun this winter and enjoy some local flavor at southeastern North Carolina's events and activities.

INGRAM PLANETARIUM- LASER DAVID BOWIE

Date: Saturday, May 11, 2024

Time: 6:00 PM

Location: Ingram Planetarium

Address: 7625 High Makret St, Sunset Beach

EVERY Friday evening at 6 pm through 5/26, enjoy a laser show that "Won't back down!" Laser Tom Petty celebrates the life and work of one of rock's most prolific legends and explores his careers as both a Heartbreaker and a solo artist. Please call the Planetarium at 910-575-0033 for day-of-show reservations.

MOTHER'S DAY CELEBRATION

Date: Sunday, May 12, 2024

Time: 2:00 PM - 6:00 PM

Location: Makai Taproom

Address: 5850 Ocean Hwy W OIB

Join us Sunday, May 12th, 2024 as we celebrate Mother's!! LIVE MUSIC COURTESY OF IAN HOLLINGSWORTH FROM 3-5PM. Food Truck: Lobster Dogs

8

SUSHI ROLLIN' 101 AT MAKAI

Date: Wednesday, May 15, 2024

Time: 6:30 PM - 8:30 PM

Location: Makai Taproom

Address: 5850 Ocean Hwy W OIB

Price: \$59.99

Roll on over and create your own sushi! Led by GringoNinja. This class explores the traditions and techniques of sushi rolling! Come and learn the basics of sushi making as we go over everything from equipment and preparation, how to make the rice, and the fundamentals of making a sushi roll. It is interactive, full of laughs, and you always leave with your belly full. All you can eat! Includes one drink ticket

BLUE CRAB FESTIVAL

Date: Sat., May 18, & Sunday May 19, 2024

Time: 9:00 AM - 5:00 PM

Location: Little River Waterfront

Address: 4460 Mineola Ave, Little River, SC

The World Famous Blue Crab Festival has consistently been awarded the Best Annual Event/festival on the Grand Strand by readers of the Sun News newspaper for 8+ consecutive years.

FAMOUS BLUE CRAB 5K

Date: Saturday May 18, 2024

Time: 8:00 AM

Location: Vereen Memorial Historical Gardens

Address: 4263 Highway 1008 Little River, SC 29566

Join us May 18, 2024, for the World Famous

Blue Crab 5K at the beautiful Vereen Memorial Gardens! The event will take place among the trails of the beautiful gardens and on the boardwalks over the scenic marsh in Little River, South Carolina. All race participants will receive a custom Blue Crab finisher's medal and a custom swag item.

DRESS UP PERMANENT JEWELRY @ NMB!

Date: Saturday May 18, 2024

Time: 10:00 AM - 12:00 PM

Location: Hope Taylor Boutique

Address: 312 Main St, NMB, SC

We will be set up inside of Hope Taylor Boutique from 10am-12pm & then our setup will move over to Club Pilates from 1pm- until I'm over beyond excited for this event and to meet all of y'all!

OIB MOVIES IN THE PARK

Date: Wednesday, May 22, 2024

Time: 8:00 PM - 10:00 PM

Location: Town Center Park

Address: 111 Causeway Drive, OIB

Come out with friends and family this Summer to Ocean Isle Beach Movies in the Park! Movies will be hosted every Wednesday evening from May 22nd to August 14th at the Town Center Park and will begin at sunset. Food vendors will be available and admission is free. Don't forget a chair or blanket to enjoy this open air cinema! The May 22nd Movie in the Park will be: Tangled (2010)

ART IN THE PARK

Date: Thursday, May 30, 2024

Time: 10:00 AM - 11:00 AM

Location: Town Center Park

Address: 111 Causeway Drive, OIB

Let kids explore their creative side at this FREE craft-making activity at Town Center Park THURSDAYS during the summer from 10:00 am - 11:00 am! Each week will feature a NEW craft!

BANDFEST 2024 WITH PAWS-ABILITY

Date: Sunday, June 2, 2024

Time: 12:00 PM - 5:00 PM

Location: Sunset Beach Waterfront Park

Address: 206 Sunset Blvd N., Sunset Beach

Join us and support animal welfare in our area! Enjoy an afternoon with live music by Sea and Sand Band followed by Julio and the Saltines! Animals will be available to adopt. Your \$5 donation is appreciated. Can't wait to spend the day in Sunset Beach Park with you all!!!

FEATURED LISTING

CONTACT: DARREN BOULEY • CELL: 910.431.7692 • EMAIL: DARREN@SILVERCOASTNC.COM



7130 Pennywhistle Lane SW, OIB Ocean Ridge Plantation

Price: \$79,000 | Lot Size: .33 | Golf Course View

Secluded, cul-de-sac building lot with panoramic views of highly regarded Lion's Paw golf course in prestigious Ocean Ridge Plantation. This beautifully wooded homesite offers its future owner a gorgeous long fairway view down the fairway of hole 14 and pond across fairway. Priced competitively, this golf front building lot won't last long. Living in Ocean Ridge Plantation means access to many amenities and recreational opportunities. A short bike ride, you'll find the new "Ridge Club" amenity center, set to be completed at the beginning of 2025.



7136 Pennywhistle Lane SW, OIB Ocean Ridge Plantation

Price: \$79,000 | Lot Size: .32 | Golf Course View

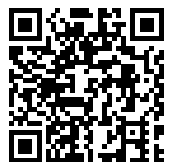
Secluded, cul-de-sac building lot with panoramic views of highly regarded Lion's Paw golf course in prestigious Ocean Ridge Plantation. This partially custom home building lot offers its future owner a gorgeous long view down the fairway of hole 14 and pond across fairway. Priced competitively this golf front building lot won't last long. Building lots to left and right are also available by seller.



7146 Pennywhistle Lane SW, OIB Ocean Ridge Plantation

Price: \$74,900 | Lot Size: .32 | Golf Course View

Secluded, cul-de-sac building lot with panoramic views of highly regarded Lion's Paw golf course in prestigious Ocean Ridge Plantation. This partially wooded homesite offers its future owner a gorgeous long fairway view down the fairway of hole 14 and pond across fairway. Priced competitively this golf front building lot won't last long.



VISIT OUR WEBSITE AT WWW.OCEANRIDGEPLANTATIONHOMES.COM